

105.0

0002

0019.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card /

Total Parcel

828,600 /

828,600

USE VALUE:

828,600 /

828,600

ASSESSED:

828,600 /

828,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		OLD COLONY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BARSAMIAN EDWARD V-ETAL

Owner 2: BARSAMIAN NANCY E

Owner 3:

Street 1: 38 OLD COLONY RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 17,940 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Vinyl Exterior and 2328 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		17940		Sq. Ft.	Site		0	70.	0.45	4			Topo	-15					570,125						570,100	

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								67493
								GIS Ref
								GIS Ref
								Insp Date
								02/14/20



Patriot Properties Inc.

!8327!

USER DEFINED

Prior Id # 1:	67493
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	22:54:18
PRINT	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
03/11/20	09:34:51
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	309,400	0	17,940.	570,100	879,500	879,500	Year End Roll	12/18/2019
2019	101	FV	245,300	0	17,940.	570,100	815,400	815,400	Year End Roll	1/3/2019
2018	101	FV	245,300	0	17,940.	488,700	734,000	734,000	Year End Roll	12/20/2017
2017	101	FV	245,300	0	17,940.	456,100	701,400	701,400	Year End Roll	1/3/2017
2016	101	FV	245,300	0	17,940.	390,900	636,200	636,200	Year End	1/4/2016
2015	101	FV	230,100	0	17,940.	350,200	580,300	580,300	Year End Roll	12/11/2014
2014	101	FV	230,100	0	17,940.	324,200	554,300	554,300	Year End Roll	12/16/2013
2013	101	FV	230,100	0	17,940.	309,100	539,200	539,200		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	960-86		9/1/1982		88,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/24/1993	280		10,000					10X12 ADDITION

Date	Result	By	Name
2/14/2020	Inspected	PT	Paul T
9/27/2018	MEAS&NOTICE	CC	Chris C
4/24/2009	Meas/Inspect	163	PATRIOT
3/31/2001	Inspected	197	PATRIOT
11/1/2000	Hearing Chag	153	PATRIOT
11/10/1999	Mailer Sent		
10/26/1999	Measured	263	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																		
Type: 5	- Cape			Full Bath: 2	Rating: Average																									
Sty Ht: 1T	- 1 & 3/4 Sty			A Bath:	Rating:																									
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																									
Foundation: 1	- Concrete			A 3QBth:	Rating:																									
Frame: 1	- Wood			1/2 Bath:	Rating:																									
Prime Wall: 4	- Vinyl			A HBth:	Rating:																									
Sec Wall:				OthrFix:	Rating:																									
Roof Struct: 1	- Gable			OTHER FEATURES																										
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1			# Units: 1																		
Color: GRAY				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O										
View / Desir:				Fpl: 1	Rating: Average			Other																						
GENERAL INFORMATION				WSFlue:	Rating:			Upper																						
Grade: C	- Average			CONDOS INFORMATION				Lvl 2																						
Year Blt: 1954	Eff Yr Blt:							Lvl 1																						
Alt LUC:	Alt %:							Lower																						
Jurisdct:	Fact: .							Totals	RMS: 7	BRs: 3	Baths: 2	HB																		
Const Mod:				DEPRECIATION				REMODELING																						
Lump Sum Adj:				Phys Cond: AV	- Average			31.	Exterior:	No Unit	RMS	BRs	FL	RES BREAKDOWN																
INTERIOR INFORMATION				Functional:				%	Interior:	1	7	3																		
Avg Ht/FL: STD				Economic:				%	Additions:																					
Prim Int Wall: 1	- Drywall			Special:				%	Kitchen:																					
Sec Int Wall:				Override:				%	Baths:																					
Partition: T	- Typical			CALC SUMMARY				%	Plumbing:																					
Prim Floors: 3	- Hardwood			COMPARABLE SALES				%	Electric:																					
Sec Floors:				Total: 31	%	Rate	Parcel ID	Typ	Date	Sale Price																				
Bsmnt Flr: 12	- Concrete																													
Subfloor:																														
Bsmnt Gar:																														
Electric: 3	- Typical																													
Insulation: 2	- Typical																													
Int vs Ext: S																														
Heat Fuel: 1	- Oil																													
Heat Type: 3	- Forced H/W																													
# Heat Sys: 1																														
% Heated: 100																														
Solar HW: NO	Central Vac: NO																													
% Com Wall	% Sprinkled:																													
MOBILE HOME				Make:				Model:				Serial #:				Year:	Color:													
SPEC FEATURES/YARD ITEMS				PARCEL ID 105.0-0002-0019.0												IMAGE														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	AssessPro Patriot Properties, Inc											
2	Frame Shed	D	Y	18X10	A	AV	1990		0.00	T	23.2	101																		
More: N	Total Yard Items:				Total Special Features:				Total:																					